

RETURN DATE: FEBRUARY 4, 2020	:	SUPERIOR COURT
	:	
SGS PRATT 99 LLC, SUCCESSOR IN	:	JUDICIAL DISTRICT
INTEREST TO TRUMBULL TOWER	:	OF HARTFORD
MANAGEMENT, LLC	:	
	:	
V.	:	
	:	HOUSING SESSION
UNIQUE HOSPITALITY SERVICES, LLC	:	
D/B/A THE RUSSELL	:	JANUARY 24, 2020

### SUMMARY PROCESS COMPLAINT

1. On or about May 1, 2016, Trumbull Tower Management, LLC, as landlord, entered into a written Lease (“Lease”) with tenant Unique Hospitality Services, LLC d/b/a The Russell (“Tenant”), for permission to utilize approximately 2,212 square feet of commercial space in the building located at 103–105 Pratt Street, Hartford, Connecticut 06103 (“Premises”). A true and accurate copy of the Lease is attached as **Exhibit A**.
2. Tenant thereafter took possession of the Premises pursuant to the Lease.
3. Plaintiff SGS Pratt 99 LLC (“Landlord”) is the current owner of the Premises and is the successor in interest to Trumbull Tower Management, LLC under the Lease.
4. Tenant defaulted under the Lease as amended by failing to pay all sums to Landlord when due.

5. On November 12, 2019, Landlord did cause to be served upon Tenant a Notice to Quit Possession of the Premises dated November 12, 2019. The original Notice to Quit (along with the executed return of service) is attached as **Exhibit B**.

6. Although the time designated in the Notice to Quit Possession of the Premises has passed, Tenant still remains in possession, control, and occupancy of the Premises.

[Prayer for relief to follow]

WHEREFORE, Plaintiff claims:

1. Immediate possession of the Premises; and
2. Such other and further relief as to equity may pertain.

PLAINTIFF,  
SGS PRATT 99 LLC, SUCCESSOR IN  
INTEREST TO TRUMBULL TOWER  
MANAGEMENT, LLC

By: 

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# **EXHIBIT B**

**NOTICE TO QUIT (END) POSSESSION**JD-HM-7 Rev. 4-19  
C.G.S. § 47a-23STATE OF CONNECTICUT  
**SUPERIOR COURT**  
[www.jud.ct.gov](http://www.jud.ct.gov)**Instructions:**

1. Complete this notice. Make sure that the person signing this notice is the owner or lessor, or the owner's or lessor's legal representative, or the owner's or lessor's attorney-at-law or in-fact.
2. Give the completed notice to a state marshal or any proper officer with enough copies for each adult occupant and tenant you want to evict.
3. After service (delivery to the tenant(s) and occupant(s)) is made, the original Notice to Quit will be returned to you. If you do not want to include your address on this form, give this information to the marshal or other proper officer on a separate sheet so that the officer can return the original notice to you promptly after making service.

**ADA NOTICE**

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at [www.jud.ct.gov/ADA](http://www.jud.ct.gov/ADA).

To: Name(s) of tenant(s) and occupant(s)

**UNIQUE HOSPITALITY SERVICES, LLC D/B/A THE RUSSELL**

Address of premises, including apartment number, if any

**Approx. 2,212 sq. ft. of space commonly known as 103-105 PRATT STREET, HARTFORD, CT 06103**

**You must quit (end) possession or occupancy of the premises described above and now occupied by you on or before (date) 11/16/2019 for the following reason(s) (specify):**

1. Nonpayment of commercial rent; and
2. Breach of Lease dated May 1, 2016, by, inter alia, failing to pay all amounts due under the Lease.

**NOTICE: ANY PAYMENTS TENDERED AFTER THE DATE SPECIFIED TO QUIT POSSESSION OR OCCUPANCY WILL BE ACCEPTED FOR USE AND OCCUPANCY ONLY AND NOT FOR RENT, WITH FULL RESERVATION OF RIGHTS TO CONTINUE WITH THE EVICTION ACTION.**

**SGS 99 Pratt LLC is the Successor in Interest to Trumbull Tower Management, LLC**

**If you have not moved out of the premises by the date indicated above, an eviction (summary process) case may be started against you.**

Name and title of person signing (Print or type)	Signed	
<b>Kevin J. McEleney</b>		
Name of landlord	Date signed	Dated at (Town)
<b>SGS 99 Pratt LLC</b>	<b>11/12/2019</b>	<b>Hartford</b>

Address of person signing (Submit to proper officer on a separate sheet if desired)

**Updike, Kelly & Spellacy, P.C., 100 Pearl Street, PO Box 231277, Hartford, CT 06123 - Tel.: 860-548-2600****Return of Service** (To be completed by officer who serves (delivers) this notice)

Name(s) of person(s) served	Address at which service was made	On (Date of service)
		<b>Fees</b>
		Copy
		Endorsement
		Service
		Travel
Attest (Name and title)		<b>Total</b>

STATE OF CONNECTICUT

: Hartford

November 12, 2019

COUNTY OF HARTFORD

Then and by virtue hereof, and by the direction of the Plaintiff's attorney, I left a copy of the within original **NOTICE TO QUIT POSSESSION** within the hands of Paris, the bartender who accepted on behalf of Unique Hospitality Services LLC d/b/a The Russell at approx 2,212 sq feet of space commonly known as 103-105 Pratt Street, Hartford CT.

The within is the original **NOTICE TO QUIT POSSESSION** with my doings hereon endorsed.

FEES:	
Service	\$40.00
Copies	\$1.00
Endorsements	.80
Travel	\$12.00
Total	<u>\$53.80</u>

Attest



Hong Ly Douglas  
State Marshal